Ephemera - Brevard Co.

Retire to the fun and sun and glamour of . . .

SPACE COAST GARDENS

COCOA, FLORIDA

— the affordable Florida community !

The duplex idea! Perfect!

BASE PRICE FROM ONLY $15,950 PER SIDE

CONVENTIONAL FINANCING AVAILABLE!

BUY BOTH SIDES FOR $31,900! **LIVE IN ONE SIDE, RENT OUT THE OTHER!**

Space Coast Gardens! All of the joys of Florida living!

A congenial setting for retirees! A heap of house for the money!

SPACE COAST GARDENS IS A NEW DUPLEX DEVELOPMENT CREATED ESPECIALLY FOR RETIREES on the exciting Space Coast of Florida . . . the Cape Kennedy area!

- ★ The *duplex* idea is ideal! When you buy one side of a duplex, you're a home owner — — you own your own home and your front, back and side yard — — but you get much more house for your money, compared with a conventional single-family dwelling! At Space Coast Gardens, you'll have all the space you need and want . . . without spending a fortune on your Florida retirement home!
- ★ The *location* is excellent! Space Coast Gardens is convenient to all of the necessities of living — and all of the pleasures of *Florida* living!
- ★ The *price* is right! Base price of duplex units is only $15,950! You can buy your own fine retirement home for much less than one would usually cost . . . and, if you wish, you can buy the entire duplex . . . live in one side, rent out the other! *Space Coast Gardens is a smart investment!* Owning one side gives you all the benefits of home ownership . . . owning both sides gives you rental income, too — — almost enough to cover your mortgage payment for both sides!

SPACE COAST GARDENS
is a development of
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WHERE IS SPACE COAST GARDENS?

Space Coast Gardens is just west of Cocoa, Fla., in the central part of Brevard County. Brevard County is the Cape Kennedy area — the thriving "Space Coast" region of Florida! The Space Coast is rapidly becoming a retirement mecca in Florida because it's a beautiful, fun place to live — and because it's unspoiled and affordable!

People who have recently retired to the Space Coast area say that Brevard is the *friendliest* place they've ever lived in. They say prices are lower, and that it's *less crowded and congested* than other parts of Florida. There's *less traffic* and you can get to where you're going faster than you can in the "traditional" retirement areas in Florida.

The Space Coast is a young area *relatively unaffected by pollution.* It's *clean, peaceful,* and there's *plenty of fresh air!* It has all of the joys of Florida living . . . *sunshine, beaches, boating, some of the world's best fishing* . . . plus all of the unique dynamic characteristics of the world's number one space center! The Cape Kennedy area combines the conveniences of the metropolis with the *neighborliness* and *room-to-breathe* that you like in a small town!

The *Brevard County coastal climate is perfect!* Average annual temperature is 72.5 — just right! There's a moderate change of season here, and that makes life more interesting than an ever-hot environment or an "up North" extreme of freeze and snow! It's *never too cool, never everlastingly hot* on the Space Coast!

Midway between Miami and Jacksonville, Brevard County is *the focal point for reaching Florida's greatest attractions.* The John F. Kennedy Space Center, with daily tours, is just minutes away from Space Coast Gardens, and Walt Disney World is but an hour away! Cypress Gardens, Marineland, Busch Gardens and Silver Springs are all just a couple of hours away!

WHAT IS SPACE COAST GARDENS?

Space Coast Gardens is a beautiful new adult subdivision planned precisely for your happy, comfortable retirement. Retirees like it! The duplex idea at Space Coast Gardens has proved so popular to Florida retirees that the first unit is almost sold out — — and the community is new!

Space Coast Gardens is an unusually attractive development. It's not a typical "grid" subdivision with flat, barren land and houses all in a row — — it's pretty property, lush with pines, palms and oaks. Land is rolling; streets are curved. Street lights glow all night and a distinctive walled-off entranceway guards your peace and privacy.

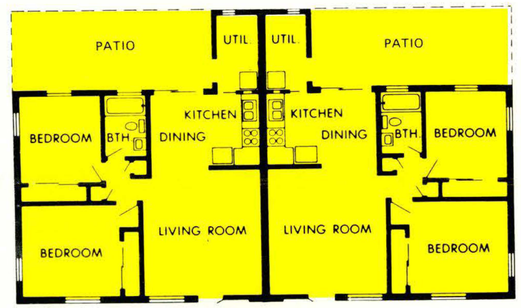
Duplex lots are a minimum of 7,500 square feet in size and many are larger. The community is planned so that no two duplexes look the same side by side, thanks to a variety of trims and options. The front yard comes sodded and a minimum of two trees has been planned for each duplex side.

You'll have plenty of room in an attractive setting at Space Coast Gardens — — but not the burden of upkeep! We can even provide lawn and other maintenance for you for a nominal sum, if you wish!

Lunar Lake is the center of attraction at Space Coast Gardens. You can fish and canoe in well-stocked Lunar Lake, meet your neighbors for picnics on its shores! And you'll enjoy the chirps of many fine-feathered friends who live on Bird Island in the middle of Lunar Lake!

The community recreation area at Lunar Lake includes a picnic and barbecue area, shuffleboard, a putting green and a fishing dock. There's over 15,000 square feet of community recreation area at Space Coast Gardens — — with no monthly condominium fee to pay!

THIS IS THE BASIC SPACE COAST GARDENS FLOOR PLAN!



Each duplex unit has two bedrooms, a living room, bath, kitchen and dining area, utility room and patio. You'll be surprised at the roomy size of the bedrooms and living room, and you'll like the ample storage space in the kitchen. A four-burner range and oven, marble windowsills throughout the house, and facilities for heat are all provided with the base price. For an additional amount, you can have central heat and air conditioning installed.

There are a number of other options available to you when you buy your duplex home at Space Coast Gardens. If you prefer a screened-in porch or a Florida room instead of a patio, you can have what you want for an additional nominal amount. There's a 230-square foot expandable, convertible patio to work with.

If you wish, you can add an additional half bath in the utility area at a very low price because the plumbing stub-out has already been provided. If you choose a home site in unit 2 , you can have a carport at a slightly additional cost. There are other options available to you at Space Coast Gardens. You can pick and choose extras to suit yourself.

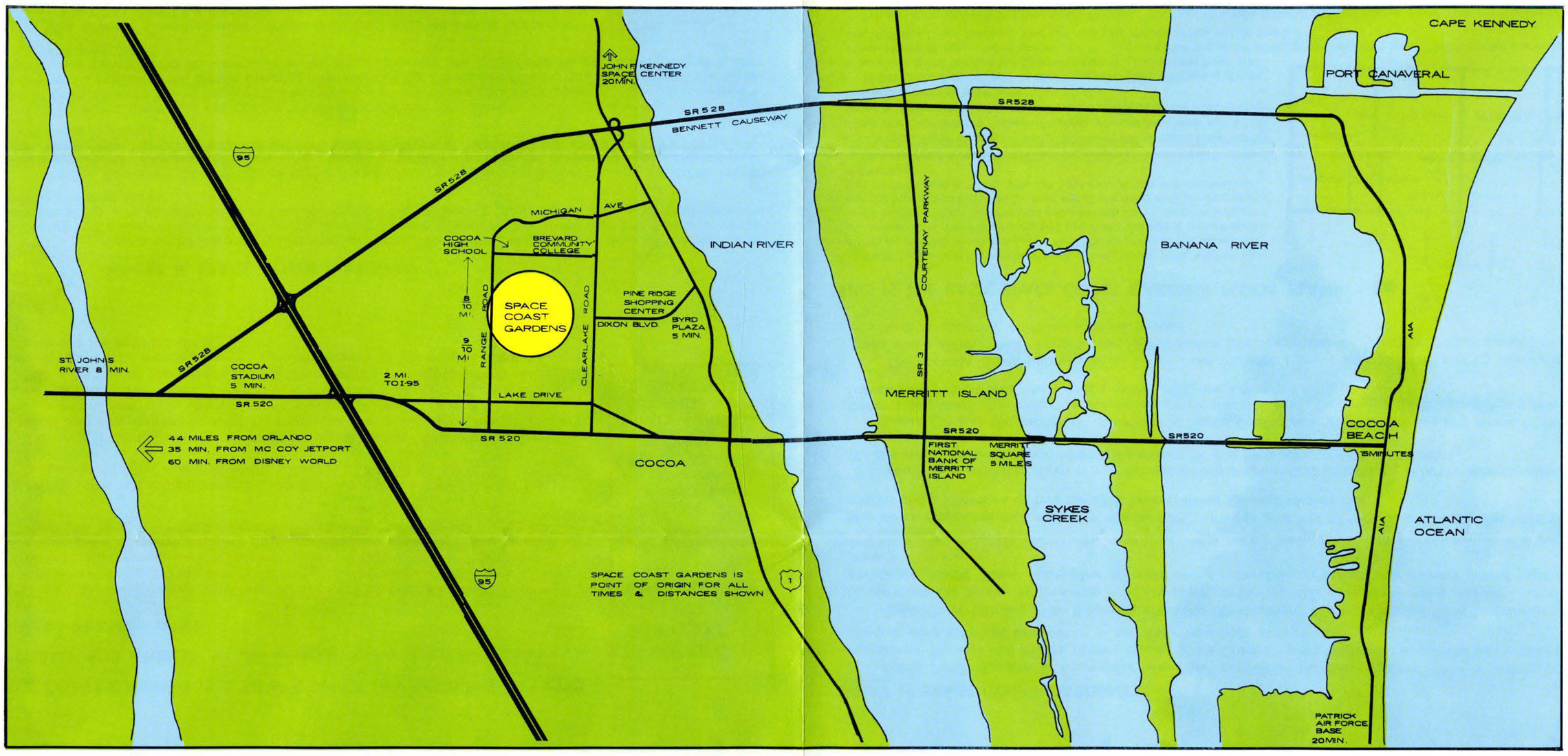
Privacy is no problem at Space Coast Gardens. There's a 10½ inch sound-proof well-insulated wall between the two sides of each duplex. You can't hear your neighbor's TV!

Construction at Space Coast Gardens is top quality. Duplexes are built according to FHA's high standards. Copper electrical wiring is used throughout. The ceiling is well insulated, and the roof is well anchored to the footer and floor slab by steel rods in solid poured concrete!

Taxes are low at Space Coast Gardens because it's an unincorporated area. Despite low taxes, though, Space Coast Gardens has city water and sewers and all the other utilities you want!

Inside for subdivision layout, map and directions, list of nearby conveniences and attractions!

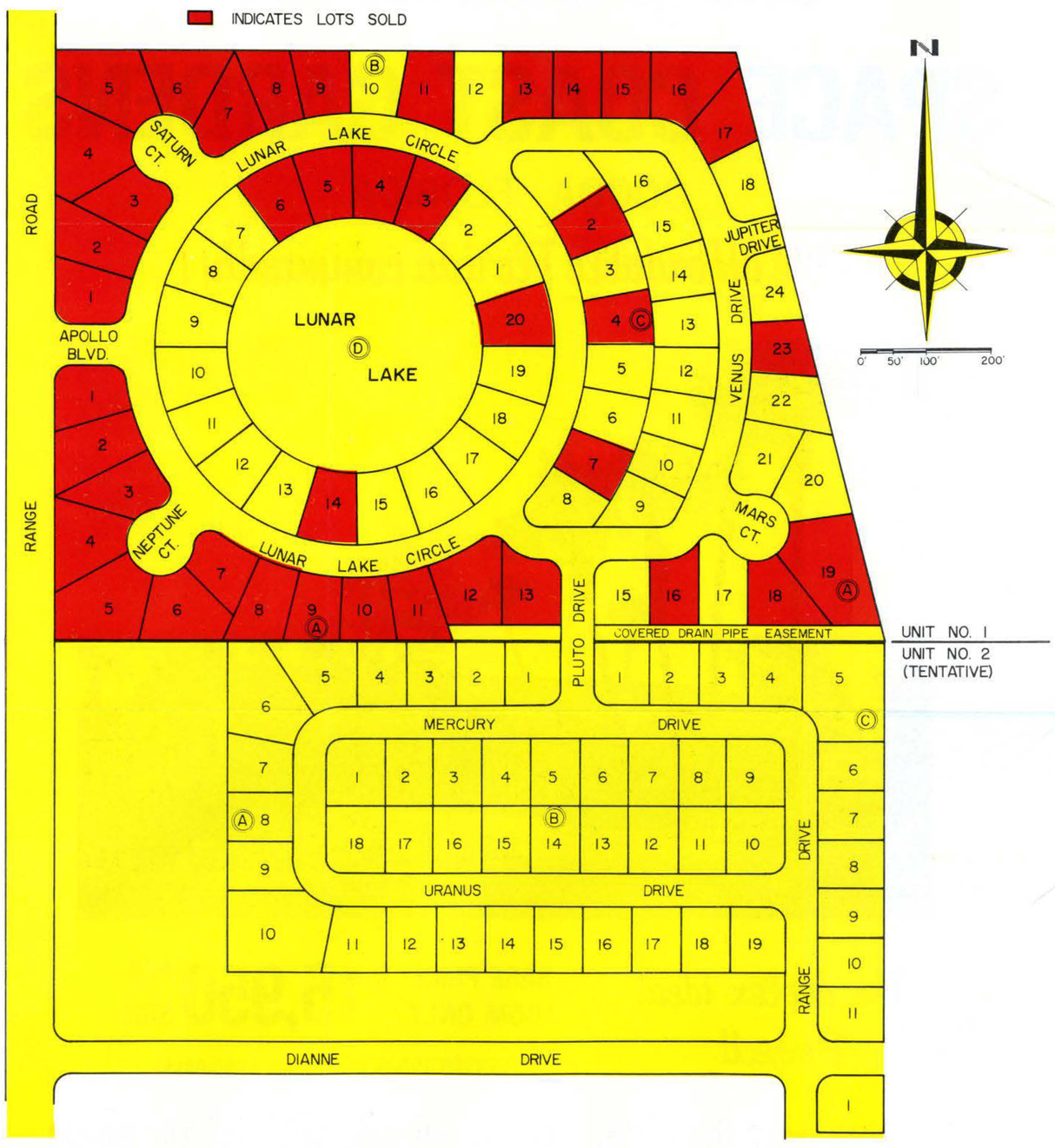
The conveniences of Space Coast Gardens . . . and how to get there !



HURRY! CHOOSE YOUR LOT NOW — WHILE PRIME LOCATIONS ARE STILL AVAILABLE! INCLUDING LAKE-FRONT SITES!

Study the layout below, then follow the easy directions above and take a pleasant drive to Space Coast Gardens! See for yourself! See Lunar Lake! See the rolling land, the pretty pines, palms and oaks! Reserve *your* Space Coast Gardens home site now! The duplex retirement idea is so popular, and the Space Coast Gardens price is so attractive . . . the entire community will be sold out soon!

SPACE COAST GARDENS



Space Coast Gardens is beautifully situated!

It's in a suburban setting, yet it's convenient to major traffic arteries, all necessities, travel, educational and recreational facilities, and all local and state-wide attractions!

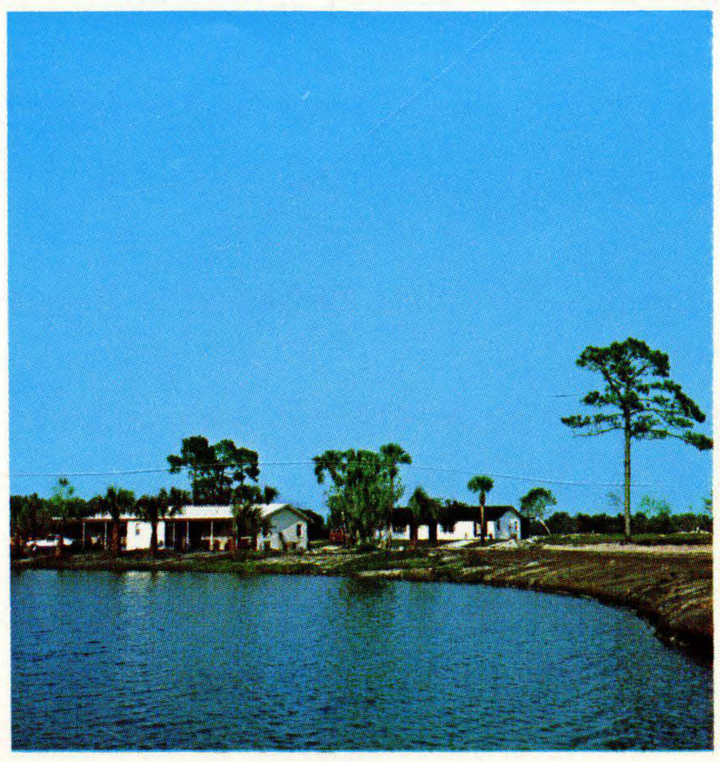
Space Coast Gardens is:

* Close to all main highways, less than a mile from State Road 520, 2½ miles from U.S. 1, 2 miles from I-95!
* 4 minutes from the nearest shopping center, Pine Ridge Shopping Center!
* 5 minutes from Byrd Plaza, one of the major shopping centers in Central Brevard!
* 5 miles from Merritt Square, a huge regional shopping complex!
* 8 minutes from the nearest boat ramps! Wonderful fresh water fishing from the St. Johns River! (Over 500 miles of shoreline in Brevard — great salt and fresh water fishing!)
* 10 to 15 minutes from the Atlantic Ocean — 79 miles of beach in Brevard!
* 2 minutes from Brevard Community College — where you can brighten your life and sharpen your mind with courses from Art and Decorating to Automotive Mechanics and Advanced Secretarial Practice . . . from Photography and Landscaping & Home Improvement to Warehouse Management and Welding — day time or night time — credit or non-credit — at low tuition fees!
* 1 mile from Cocoa High School!
* 5 minutes from Cocoa Stadium, spring training home for the Houston Astros!
* 20 minutes from Patrick Air Force Base for military retirees! (Oceanfront officer's club and NCO club, oceanfront recreation park, swimming pool, commissary, 18-hole golf course, bowling alley, yacht club, tennis courts, post exchange, boat docks, etc.)!
* 20 minutes from the John F. Kennedy Space Center, where astronauts are launched!
* 35 minutes from McCoy Jetport for quick visits back home!
* 44 miles from Orlando!
* One hour from fabulous Walt Disney World!
* And minutes from excellent medical and hospital facilities, 18-hole golf courses, swimming pools, well-stocked libraries, the downtown Cocoa area, and the church of your choice!

Retire to the Cape Kennedy Area!

ONLY $15,950!

Space Coast Gardens!



Beautiful Lunar Lake is the center of attraction at Space Coast Gardens. There's fishing, canoeing, Bird Island . . . and shore-side strolling and picnics! And waterfront homes in prime locations are still available!

You'll like the park atmosphere and recreation area at Space Coast Gardens! Barbecues! Shuffleboard! Putting green! Fishing dock!

EFD
BREVARD COUNTY